

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: February 16, 2006

ITEM NO. _____

CASE NUMBER/
PROJECT NAME
LOCATION

76-DR-2005
APS-Shea Substation
13068 E. Cochise Road

REQUEST

Request approval to install a new Wireless communications Facility (WCF) on an existing Arizona Public Service utility pole and construct related ground equipment.

OWNER

Arizona Public Service
(APS)
602-418-8971

ENGINEER

Young Design Corp.
480-451-9609

ARCHITECT/
DESIGNER

Young Design Corp.
480-451-9609

APPLICANT/
COORDINATOR

Rulon Anderson
T-Mobile
602-321-4903

BACKGROUND

Zoning.

The site is zoned Single Family Residential, Environmentally Sensitive Lands District (R1-43 ESL). The R1-43 ESL District allows single-family lots having 43,000 square feet or more, public schools, churches, electrical substations, and municipal uses. The R1-43 ESL District also allows wireless communications facilities (WCF), including those located on utility poles. This WCF application is a "Type 3" application because it is located within 150 feet of a single-family residential lot. Type 3 WCF applications require approval by the Development Review Board.

Context.

The 2.5-acre site contains an existing electrical substation surrounded by a 10-foot tall wall, and contains 55-foot tall power poles. It is located east of 130th Street between Shea Boulevard and E. Cochise Road. The site is surrounded by native vegetation, and has primary access from E. Cochise Road to the south.

Adjacent Uses:

- North: Vacant single-family lots, zoned R1-43 ESL
- South: Cochise Road and single-family homes, zoned R1-43 ESL
- East: Vacant single-family lot, zoned R1-43 ESL
- West: Vacant single-family lots, zoned R1-43 ESL

APPLICANT'S
PROPOSAL

Applicant's Request.

The applicant is requesting approval for a new wireless communications facility (WCF) on an existing 55-foot tall power pole located at an existing electrical

substation. Three proposed antennas will be mounted in three sectors (one antenna per sector) 35 feet up the pole, and a new 24-inch dish will also be mounted 25 feet up the pole.

Development Information:

- Existing Use: Electrical substation with utility poles
- Proposed Use: Power pole with new WCF antennas and equipment
- Parcel Size: 2.5 acres
- Project Land Area: 240 square feet
- Antenna heights: 3 antennas at 35 feet and 1 dish at 25 feet

DISCUSSION

The antennas will be mounted on an existing power pole located on the north side of the substation and outside of the substation enclosure. The proposed WCF location is approximately 325 feet from Shea Boulevard to the north, approximately 250 feet from E. Cochise Road to the south, and approximately 60 feet from nearest vacant residential lot.

An encasement will be mounted to the outside of the pole to conceal all cables, and all antennas and the encasement will be painted to match the pole. The equipment cabinets will be located within a new 9-foot tall enclosure at the base of the power pole. The new enclosure will match the existing colors and materials of the existing substation enclosure.

The original approval of the substation over 10 years ago included a native landscaping theme using limited salvaged and supplemental plant materials. Over the years, some of the landscaping has disappeared. APS has agreed to reinstall landscaping consistent with the original approval.

Locating new wireless communications facilities on existing vertical structures, such as existing utility poles, is generally more desirable than constructing new poles or towers. The isolated location of the existing utility pole and substation, along with the existing and proposed screening, help reduce visual impacts to the community and surroundings.

The site has been posted with a notification sign and property owners within 750 feet have been notified. Other than general inquiries, no comments have been received regarding this application.

STAFF

Staff recommends approval, subject to the attached stipulations.

RECOMMENDATION

STAFF CONTACT(S) Tim Curtis, AICP
Principal Planner
Phone: 480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY

Tim Curtis
Report Author

Lusia Galav, AICP
Current Planning Director
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Enlarged Site Plan
6. Elevations
7. Original 1995 Landscape Plan
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

Project Submittal Narrative
For Design Review Board/Use Permit

76-DR-2005
09/02/05

APS: Shea Substation
~~10655 N. 130th Street~~
Scottsdale, AZ 85259

13068 E Cochise Rd

Wireless Communication Facility
Co-location on Existing Utility Pole
PH40930D

Submitted To:
City Of Scottsdale
Planning and Development Services Department
7447 E. Indian School Rd. Suite 105
Scottsdale, AZ 85251

Submitted By:
Rulon Anderson
T-Mobile

21 June 2005

Project Information:

APS: Shea Substation
10655 N. 130th St.
Scottsdale, AZ 85259

APN: 217-31-011B

Proposed Use:

This application is for a co-location cellular communication facility intended to provide cellular service to the people in this area, with minimum visual impact. The related ground equipment will be located adjacent to the pole inside a 9' CMU wall, painted and textured to match the existing wall.

Current zoning: R1-43

Zoning to North:	R1-43
Zoning to East:	R1-43
Zoning to South:	R1-43
Zoning to West:	R1-43

Narrative:

The proposed site is necessary to handle the capacity of wireless phone calls in the area. In addition, this site will incorporate the new E-911 call tracking antennas as mandated by the FCC.

The site will require one technician on a once per month visit after construction for maintenance. The proposed project will not utilize connection to any water system, refuse collection, or sewer system.

The property is located on the southeast corner of 130th St. and Shea Blvd. The site is and the equipment will be located inside a 9' CMU wall, thus screening the equipment from Shea Blvd., 130th St., and Cochise Rd.

This development will not affect any vehicular or pedestrian patterns. The communication site does not emit any odor, dust, gas, noise, vibration, smoke, heat or glare. The RF emissions from this site are well within FCC guidelines for a digital PCS communication site.

Respectfully submitted,



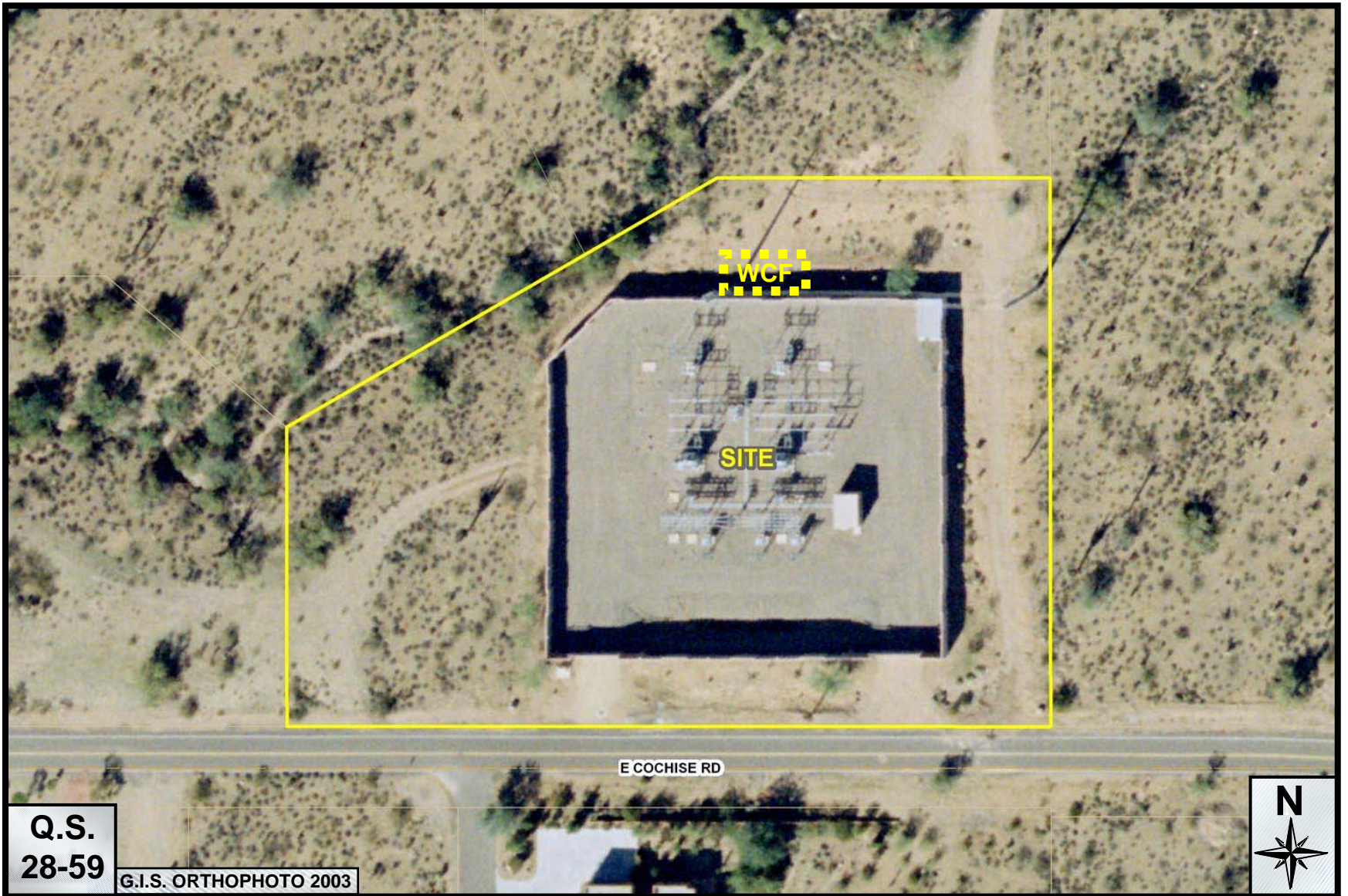
Rulon Anderson
T-Mobile
PH40930D



APS-SHEA SUBSTATION

76-DR-2005

ATTACHMENT #2



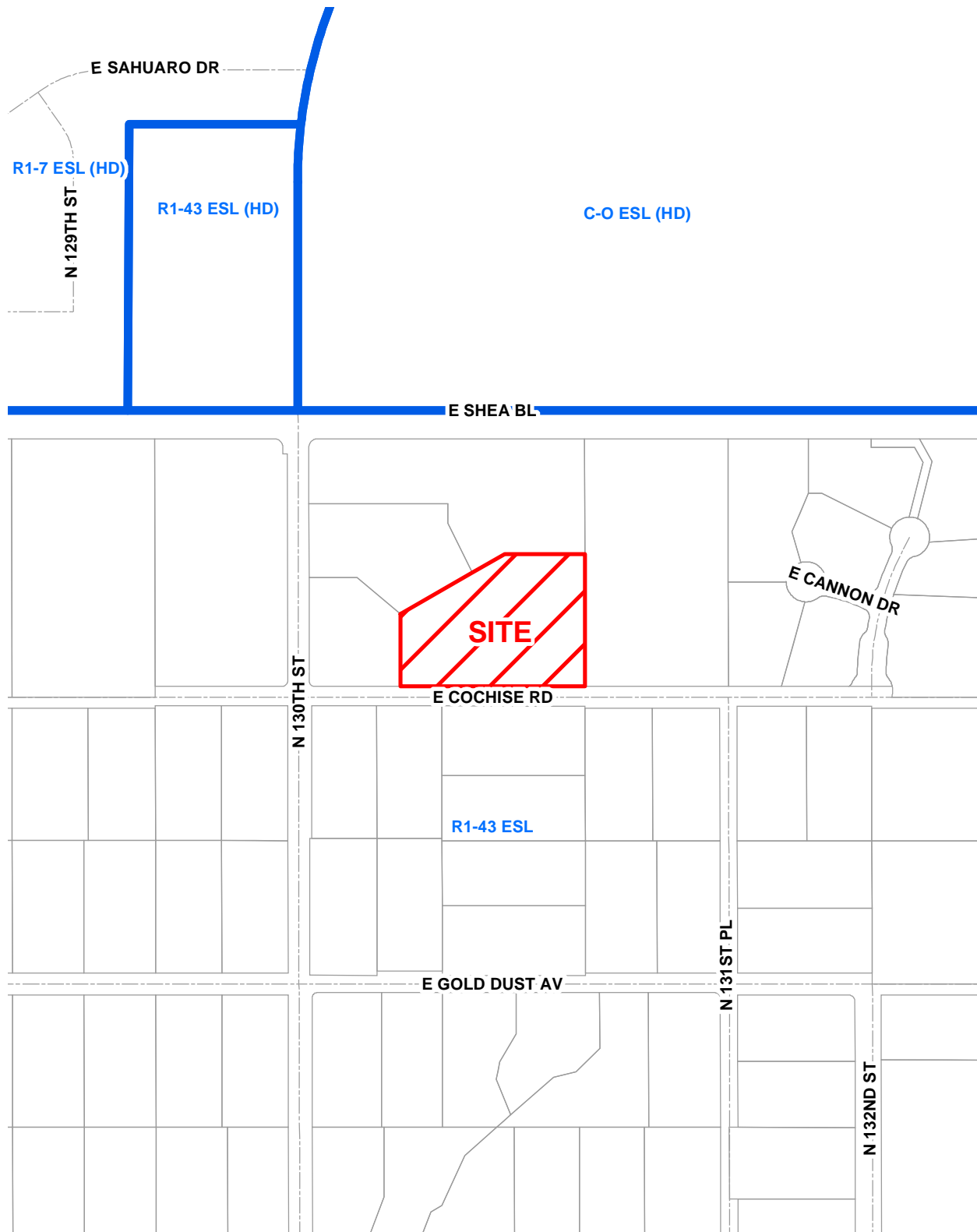
Q.S.
28-59

G.I.S. ORTHOPHOTO 2003

APS-SHEA SUBSTATION

76-DR-2005

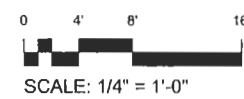
ATTACHMENT #2A

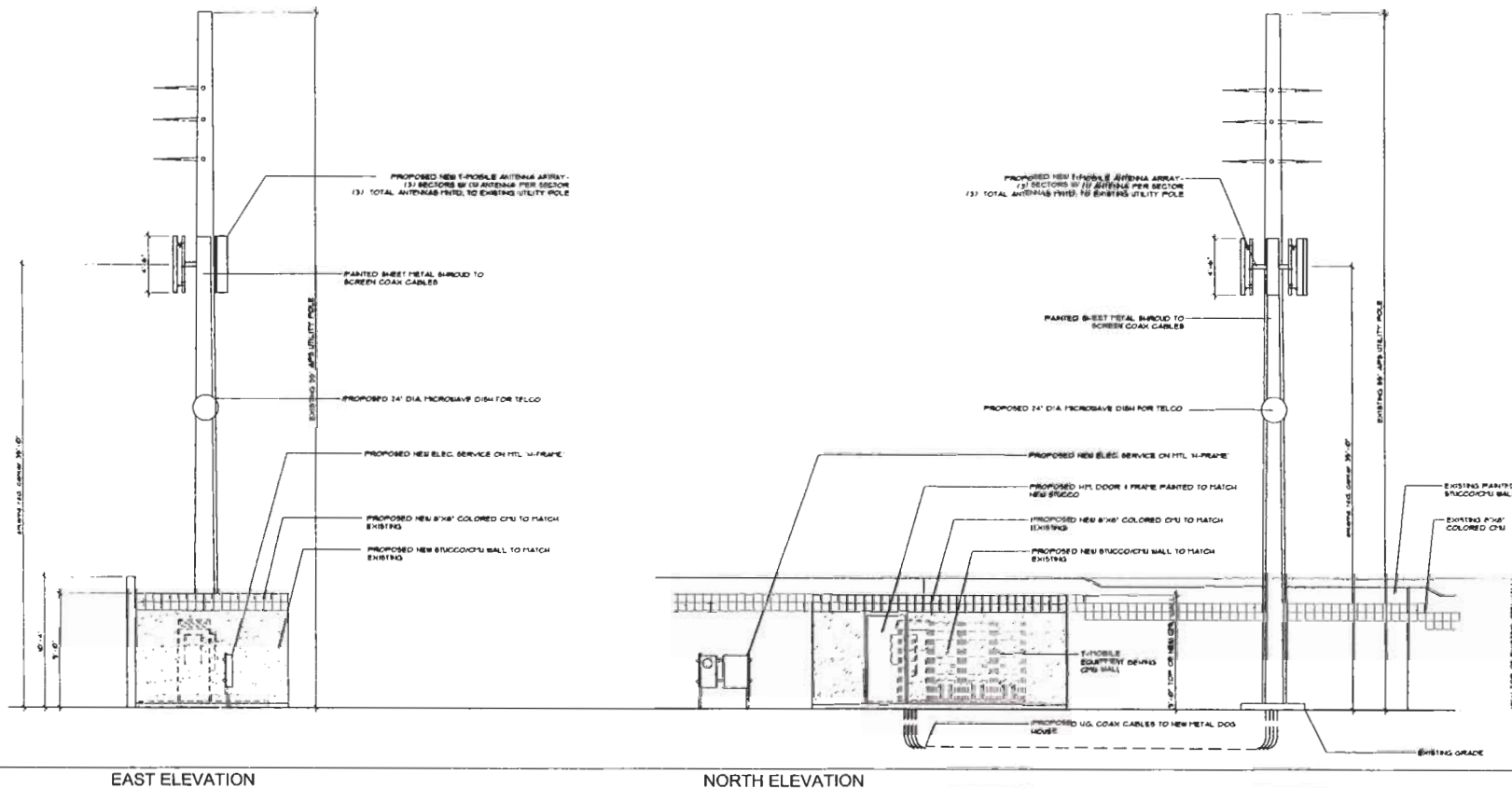


76-DR-2005

ATTACHMENT #3







T-Mobile
Verizon Wireless Corporation, a subsidiary of Verizon USA, Inc.
2401 W. Chandler Blvd., Suite 100, Scottsdale, AZ 85259
Phone: (602) 843-3000 Fax: (602) 843-3381

PLANS PREPARED BY
young design corp
architectural / project management
10948 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9600 fax: 480 451 9606
e-mail: corp@ydc.com



NO.	DATE	DESCRIPTION	BY
1	05/26/08	INITIAL ISSUE	
2	05/27/08	FINAL ISSUE	
3	01/09/09	FINAL ISSUE	

ARCHITECT'S JOB NO.
YDC-718

PROJECT INFORMATION
PH40930D
APS: SHEA SUBSTATION
10855 N. 130TH STREET
SCOTTSDALE, AZ 85259

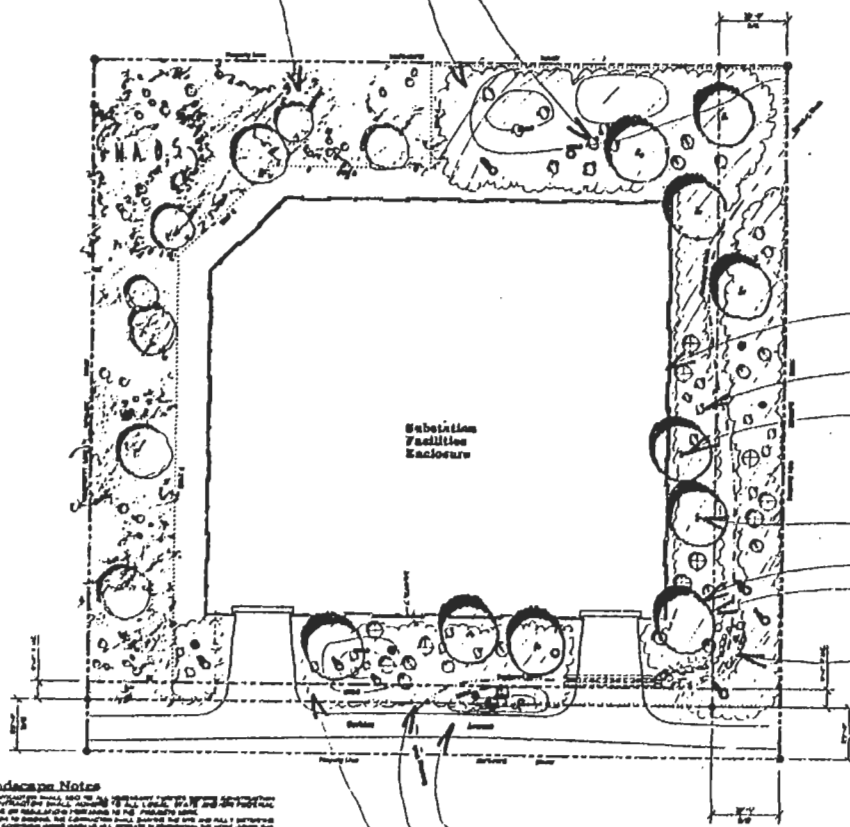
SHEET TITLE
SITE ELEVATIONS

AUTHORITY FOR APPROVAL

76-DR-2005
09/02/05

SHEET NUMBER
Z3

- FINE GRAC. NATIVE SOILS TO MATCH
SURROUNDING. PROVIDE NATIVE HYDRO-
-SEED MIX TO REVEGETATE

-CLUSTER SUPPLEMENTAL PLANT MATERIAL
AS SHOWN

Landscape Notes

- [illegible]

— FUTURE STREET
(UNDEVELOPED)

- MAINTAIN UNOBSTRUCTED DRAINAGE THROUGHOUT SITE. LOCATE ALL PLANT MATERIAL AT LEAST 7/3 UP & DOWN SLOPES.

- MAINTAIN CLEAR UNOBSTRUCTED
VISIBILITY ALONG ROUTES

plant legend

[illegible]

Maintenance Responsibilities

ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NATURAL, CLEAN AND FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF ARIZONA PUBLIC SERVICE CO. (PROPERTY OWNER, DEVELOPER, ETC.)

Native Plant Survey and Methodology

A NATURAL PLANE SURVEY HAS BEEN MADE BY MEASURING VERTICES FOR LIMITED AREAS OF DISCONTINUANCE ALONG THE SITE TO PROVIDE THE SHOWN IMPROVED CONTOUR. ALL LEVELS WILL BE IN ACCORDANCE WITH THE CITY OF BOSTON'S REGULATIONS. SMALLER SPECIFIC CATCH AND DISCHARGE MEASUREMENTS WILL ALSO BE MAINTAINED TO THE GREATEST EXTENT POSSIBLE TO UTILIZE ON PRELIMINARY PLANNING. ONLY PLANE PLUMBING WILL BE PLACED IN A REVERSE MANNER.

FOLLOWING INFRASTRUCTURE AND SITE INTERVENTION LIFESPANS AND REPLACEMENT WILL OCCUR THROUGHOUT ALL LIFESPAN OF DISTURBANCE. TREES AND CATCHES WILL BE REPLACED WHEN THESE ARE ABLE TO FORM NATURAL FOREST.

Non-Indigenous Seed Mix

THE FOLLOWING SPECIFICATIONS FOR THE REVEALING OF AREAS DAMAGED BY CONSTRUCTION SHALL BE APPLIED TO AN APPROVED PINE GRADE FOLLOWING THE INSTALLATION OF TREES. SUFFICIENT PLANTING AND SOIL SHALL BE OBTAINED TO A MINIMUM DEPTH OF 1" WITH OVERLAP INTO UNDISTURBED AREAS. PAIL CONSTRUCTION PLANS WILL INDICATE LISTS OF BRED PIN BEAMS ON ACTUAL DISTURBANCE.

NOVEMBER 1992

[illegible]

North
Scale 1"=20'-0"
20 December 1966

Conceptual Landscape Plan

APS-Shea Substation

130th Street and Shea Boulevard, Scottsdale Arizona

G 14358's Sheet 1 of 2

yellow & associated

178-DR95

T-Mobile / APS
10655 N. 130 th Street
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|--|---|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p style="margin-left: 20px;"><u>Existing</u>

_____</p> <p><input type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> A. KNOX BOX <input type="checkbox"/> B. PADLOCK <input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES. <p><input type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____
_____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.
A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)</p> <ul style="list-style-type: none"> <input type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE. <input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS. <p><input type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|--|---|

20. ☐ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☐ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: APS Shea Substation Case 76-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the elevations submitted by T-Mobile with a date by staff of 9/2/2005.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by T-Mobile with a date by staff of 9/2/2005.

SITE DESIGN:

DRB Stipulations

2. The antennas, cable encasement, mounting brackets, and hardware shall be painted to match the color of the existing utility pole.
3. The new equipment enclosure shall match the existing colors and materials of the existing substation enclosure.
4. Paint colors of all exposed ancillary mechanical equipment shall match existing color, Ralph Lauren "Suede," having 35 or lower LRV to blend and be compatible with the surrounding environment.
5. All cables running between the pole and ground-mounted equipment shall be placed underground.
6. All existing easements shall be shown on all final site plans.
7. Clearly identify all existing NAOS easements along with the limits of construction on site survey and site plan. No construction shall occur within the NAOS easement, which may need to be adjusted/relocated as necessary.
8. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.
9. Lighting shall be full cut-off and directed downward.

Ordinance

- A. Antennas shall not extend more than two (2) feet from the utility pole.
- B. Prior to construction, the contractor is required to notify Inspection Services by calling 480-391-5750. A #42 Planning Inspection must be conducted prior to commencement of any construction. A Note stating this requirement shall be placed on the construction drawings site plan.
- C. Provider must identify telephone and electrical sources and show detailed connections on construction drawings.
- D. With the final plans submittal, the provider shall submit dimensioned and scaled details and/or manufacturer cutsheets of the antennas being used.

ATTACHMENT B

- E. With the final plans submittal, the developer shall provide a detail of the required facility marker or plaque showing conformance with ordinance requirements. The location of the plaque shall be shown on the site plans and elevations.

LANDSCAPE DESIGN:

DRB Stipulations

- 10. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
- 11. At the time of final inspection, landscaping shall be installed consistent with landscaping approved per Case 178-DR-1995, or otherwise approved by staff.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 12. With the Final Plans submittal, the Provider shall submit documentation that off-site runoff shall enter and exit the site as it did historically.
- 13. With the Final Plans submittal, the applicant shall identify on the site plan proposed grade lines and drainage arrows demonstrating how the proposed improvements will not impact adjacent property and address water flows. The applicant shall also clearly identify on the plans the lowest finished floor elevation of the equipment enclosure, to the satisfaction of City staff.